149.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,200 /	844,200
					USE VALUE:	844,200 /	844,200
					ASSESSED:	844,200 /	844,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN JULIA
Owner 2:	
Owner 3:	
Street 1:	3 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC LAUGHLIN WILLIAM J-ETAL -
Owner 2:	GREENWOOD JULIA A -
Street 1:	3 LEHIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6137.000	421,300		422,900	844,200
Total Card	0.141	421,300		422,900	844,200
Total Parcel	0.141	421,300		422,900	844,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.36 | /Parcel: 332.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98307

GIS Ref

GIS Ref

Insp Date 07/18/18

!11664!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	421,300	0	6,137.	422,900	844,200		Year end	12/23/2021
2021	101	FV	408,300	0	6,137.	422,900	831,200		Year End Roll	12/10/2020
2020	101	FV	408,300	0	6,137.	422,900	831,200	831,200	Year End Roll	12/18/2019
2019	101	FV	309,200	0	6,137.	422,900	732,100	732,100	Year End Roll	1/3/2019
2018	101	FV	309,200	0	6,137.	374,500	683,700	683,700	Year End Roll	12/20/2017
2017	101	FV	309,200	0	6,137.	314,100	623,300	623,300	Year End Roll	1/3/2017
2016	101	FV	309,200	0	6,137.	314,100	623,300	623,300	Year End	1/4/2016
2015	101	FV	291,400	0	6,137.	271,800	563,200	563,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:53:37

LAST REV

Date	Time
11/01/18	09:51:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11664

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN WIL	60912-207		1/7/2013	Family	240,000	No	No		
	13008-596		7/1/1976		44,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2018	1414	Insulate	2,900	C				
6/21/2013	916	Re-Roof	8,000					
6/4/2013	792	Re-Roof	8,000					
8/9/1995	465		4,600					ADD PORCH 10X16

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
12/14/2008	Measured	336	PATRIOT
4/24/2000	Inspected	276	PATRIOT
11/17/1999	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6137		Sq. Ft.	Site		0	70.	0.98	8									422,876						422,900	

Total AC/HA:	0.14089	Total SF/SM:	6137	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,876	Spl Credit		Total:	422,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15432274
Const Adj.:	0.99989998
Adj $ / SQ:	155.818
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517592
Depreciation:	96272
Depreciated Total:	421320

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

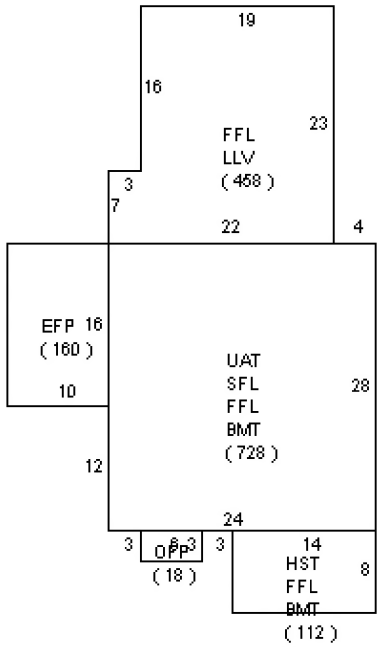
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.82
Special Features:	0	Val/Su Net:	112.65
Final Total:	421300	Val/Su SzAd	202.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,298	155.820	202,252
BMT	Basement	840	46.750	39,266
SFL	Second Floor	728	155.820	113,436
LLV	Lower Level	458	122.710	56,200
UAT	Upper Attic	182	62.330	11,344
EFP	Enclos Porch	160	44.240	7,078
HST	Half Story	56	155.820	8,726
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	3,740	Total:	439,094

Size Ad	2082	Gross Area	4342	FinArea	2540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

149.0-0005-0006.0

IMAGE

AssessPro Patriot Properties, Inc